



1823 38 Street SE
Calgary, Alberta

MLS # A2302076



\$535,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	984 sq.ft.	Age:	1963 (63 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Garden, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Animal Home, Open Floorplan, Separate Entrance		

Inclusions: n/a

MC-1 ZONED | FULL-SIZE LOT | SUITED BUNGALOW | PRIME REDEVELOPMENT OPPORTUNITY Exceptional opportunity in the heart of Forest Lawn for builders, investors, and forward-thinking buyers. Located at 1823 38 Street SE, this full-size lot is already zoned MC-1, offering outstanding redevelopment potential in one of Calgary's rapidly evolving inner-city corridors with strong nearby infill and revitalization activity. Buyers are encouraged to verify future land-use and development possibilities directly with the City of Calgary. The existing bungalow provides immediate holding income or multi-generational living options while you plan your next project. The main floor features 3 bedrooms, 1 bathroom, separate laundry, a bright dining area, and a spacious living room filled with natural light. The lower level offers a self-contained 2 bedroom, 2 bathroom suited basement, creating flexible rental or extended family living potential. Outside, enjoy a fully fenced backyard and a double detached garage complete with a newer heater, adding functionality and tenant appeal. Ideally positioned just minutes from 17 Avenue SE / International Avenue, with quick access to transit, shopping, restaurants, schools, and major commuter routes including Deerfoot Trail. Whether you're looking to hold, rent, renovate, or redevelop, this is a rare chance to secure an income-producing property with long-term upside in a high-growth location.